

MOPPER

◆ PROPERTY MANAGEMENT ◆

31 west Congress Street • Savannah, GA 31401

912.298.0225 (P) 912.238.3988 (F)

LEASE APPLICATION INSTRUCTIONS CHECKLIST

_____ Application Fee - \$40.00 (Individual), \$60.00 (Married Couple or Student with Guarantor)

_____ Verification of Rental History – Filled out and signed

_____ Landlord Verification Form – Filled out and signed

_____ Criminal History Form – Filled out and signed

_____ Consent to release information signed by all applicants & co-signers

_____ Valid Government Issued ID (per applicant)

***Upon approval – A security deposit equal to 1 (one) months' rent (possibly more depending on credit and landlord verification) is due at lease signing.**

Pet Deposit – Some properties do not allow pets or certain types of pets. Any pet must be disclosed on the tenant application form. All approved pets require a \$250.00 Non-Refundable deposit due at lease signing.

This application will not be processed until all of the following is received: (1) a completed and signed application for each occupant over 18 years of age (2) a copy of a government issued picture ID for all applicants, preferably a driver's license (3) \$40.00 cash, money order or certified check from each applicant 18 years or older or \$60.00 for married couples or Student with Guarantor for the application fee. This application is the property of Mopper Property Management. It contains confidential information to be used in conjunction with processing an application for rental housing. All persons 18 years or older, who will occupy the desired property, must complete a **separate** Application and sign the Lease Agreement. Mopper Property Management is the agent of the property owner, represents only the owner, and is paid by the owner. Normal processing time is 24-36 hours.

Mopper Property Management

31 West Congress Street
Savannah, GA 31401
(912) 298-0225 Fax (912) 721-0057
Email: info@mopperpm.com



APPLICATION TO RENT

(All sections must be completed)

This application will not be processed until the following is received: (1) a completed and signed application for each occupant over 18 years of age (2) a copy of a government issued picture ID for all applicants, preferably a driver's license (3) \$40.00 cash, money order or certified check from each applicant 18 years or older or \$60.00 for married couples or Student with Guarantor for the application fee. This application is the property of Mopper Property Management. It contains confidential information to be used in conjunction with processing an application for rental housing. All persons 18 years or older, who will occupy the desired property, must complete a **separate** Application and sign the Lease Agreement. Mopper Property Management is the agent of the property owner, represents only the owner, and is paid by the owner. Normal processing time is 24-36 hours.

Application date ____/____/20____ Desired residence _____ Unit # _____
Monthly rental rate \$ _____ Desired move-in date ____/____/20____ Current phone # _____
E-mail address _____

PERSONAL INFORMATION

Full Name _____ Date of Birth ____/____/____
First Middle Last Suffix

Social Security Number _____ - _____ - _____ Drivers License Number _____ State _____

Full Name(s) of all other Occupant(s) _____

Are you or any occupant a smoker? _____

PETS-For each pet, list the name, breed, age and weight when full grown (for fish, the size of the aquarium)

List make, model, year and license number of all vehicles (include motorcycles, boats, Motor homes, etc. that will be kept at the property)

Name of Relative (not living with you) _____ Relationship _____

Street Address _____ Unit # _____ City/ST/Zip _____

Home phone _____ Other phone _____ E-mail _____

Emergency Contact _____ Relationship _____ Phone _____

Street Address _____ Unit # _____ City/ST/Zip _____

RESIDENCE HISTORY

CURRENT ADDRESS: Street _____ Unit # _____ City/ST/Zip _____

Month/Year moved in ____/____ Reason for leaving _____

Landlord _____ Phone # _____ Mo. Pmt. \$ _____

PREVIOUS ADDRESS: Street _____ Unit # _____ City/ST/Zip _____

Month/Year moved in ____/____ out ____/____ Reason for leaving _____

Landlord _____ Phone # _____ Mo. Pmt. \$ _____

Lease Co-Signer (Parent) _____ Date of Birth ____/____/____
 Social Security Number ____-____-____ Drivers License Number _____ State _____
 Present Address _____ Phone # _____
 City _____ State _____ Zip Code _____
 Employer _____ How Long? _____ Wages _____
 Address _____ Phone # _____

EMPLOYMENT INFORMATION ON APPLICANT

Employment Status: Full-time Part-time Retired Unemployed Student Other (Explain) _____
 Employer/School _____ Address _____
 City/ST/Zip _____ Phone # _____ Supervisor _____
 Date Employed ____/____/____ Position _____ Salary \$ _____ per _____

If there are other sources of income you would like for us to consider, please list the income, source of income, and a contact person for confirmation. You do not have to reveal alimony, child support or spouse's income unless you want us to consider it in this application.

Amount \$ _____ per _____ Source _____

BANK AND CREDIT REFERENCES

| Bank Name/Branch | Contact | Phone | Type of Acct. | Acct. Number |
|------------------|---------------------|-------|---------------|--------------|
| | | | | |
| | | | | |
| Credit Reference | Address/City/ST/Zip | | Phone | Acct. Number |
| | | | | |
| | | | | |

Have you or any co-applicant ever been evicted? _____ Broken a lease? _____ Refused to pay rent? _____ Filed bankruptcy? _____ Been convicted of a felony? _____ Received deferred adjudication for a felony? _____ (You represent "NO" to any blank not answered above.) Explain in detail any "YES" answer _____

TERMS OF APPLICATION

Applicant requests the desired residence listed on the front of this application to be taken "off the rental market." For consideration of 1/2 of one month's rent paid with **money order or certified funds** that will be applied toward the first month's rent of \$ _____ and an initial lease period of 12 months, Mopper Property Management agrees to TAKE THIS PROPERTY OFF THE MARKET FOR A MAXIMUM OF 14 DAYS AFTER THE APPLICATION IS APPROVED. If Applicant does not qualify under Mopper Property Management's standard underwriting requirements for residency, Applicant understands this deposit will be refunded. If Applicant leases the property, this DEPOSIT SHALL BE APPLIED TO THE FIRST MONTH'S RENT. Applicant further understands that if he/she DOES NOT TAKE OCCUPANCY AFTER BEING APPROVED, THIS DEPOSIT SHALL BE FORFEITED. THIS IS NOT A SECURITY DEPOSIT. The Security Deposit will be collected at time of the move-in inspection.

The statements and information in this application are true and I certify that the information given is correct and complete. I understand that false, incomplete, inaccurate or misleading information is grounds for denial of the application or termination of the ensuing lease agreement.

I hereby authorize c to investigate the information supplied by me and to conduct all inquiries it deems necessary to verify and evaluate this application. I specifically authorize and request all present and former employers, mortgage holders, landlords, rental agents, credit grantors, banks, credit reporting agencies, and criminal reporting agencies to release any information requested in connection with the evaluation of this application. I also authorize Mopper Property Management to share the information on this application and related verification data to anyone Mopper Property Management feels is part of the qualifying process, including the Owner of the property.

Signature of Applicant _____ Co-applicant _____
 Date _____ Date _____

MISCELLANEOUS

Please give any additional information that might help us evaluate this application

DISPOSITION *(Office Use Only)*

APPROVED DENIED for: Income Credit Rental History By _____ Date ____/____/____
(Denial letter mailed on ____/____/____ by _____, copy attached)

MOPPER

◆ PROPERTY MANAGEMENT ◆

31 west Congress Street • Savannah, GA 31401
912.298.0225 (P) 912.238.3988 (F)

VERIFICATION OF RENTAL HISTORY

TO: _____

We are requesting verification of rental history for the individual(s) named below, who states they are a present or former tenant.

Please complete the information and email to: info@mopperpm.com

Thank you for your cooperation,

Sincerely:

I HEREBY AUTHORIZE YOU TO RELEASE INFORMATION REGARDING MY TENANCY TO THE INQUIRING LANDLORD.

TENANT SIGNATURE

DATE

=====

Rental history of: _____

Date moved in: ____ / ____ / ____ Date moved out: ____ / ____ / ____ Monthly rent \$ _____

Was rent paid on time? Y / N Number of times late? _____ Did they follow the rules? Y / N

Has legal action ever been taken? Y / N

Care of rental unit? _____

Overall rating as a tenant (good, fair, poor, please explain): _____

Would you rent to them again? Y / N (If no, please explain): _____

Person providing information: _____

Title: _____ Phone: _____



Savannah Crime Free Housing



Program

CRIMINAL HISTORY CHECKLIST

Have you or ANYONE (regardless of age), who will be residing with you:

- 1. Ever been arrested, cited, prosecuted, plead guilty to, or been convicted of a crime? Yes No
- 2. Ever been placed on probation or parole? Yes No
- 3. Ever plead guilty to, or been convicted of ANY type of sexual misconduct? Yes No
- 4. Ever been court ordered to register with the Sexual Predator Registry, or been effected by the Megan law? Yes No
- 5. Ever been, or currently are a member of a gang, or have any gang affiliations? Yes No
- 6. Currently have a warrant for your / their arrest? Yes No
- 7. Ever been evicted or had a forcible detainer filed against you? Yes No
- 8. Ever moved to avoid eviction or because of problems with other tenants or a landlord? Yes No

Explain ALL "Yes" answers in detail

All information furnished on this page is, to the best of my knowledge, complete and accurate. Discovery of false, misleading, or omitted information gained by lawful means constitutes grounds for rejection of this application. You or any agent(s) of your choosing, may verify any and all information from whatever source you choose. I authorize all persons / or firms named and unnamed in this application to freely provide any and all requested information concerning me, or anyone in my charge, who will be residing with me. I hereby waive my rights of action for any consequences resulting from such information and / or the providing thereof.

Applicant #1 _____
(Print Name)

Applicant #1 _____ Date: _____
(Signature)

Applicant #2 _____
(Print Name)

Applicant #2 _____ Date: _____
(Signature)

CONSENT TO RELEASE INFORMATION

CERTIFICATION AND AUTHORIZATION

I CERTIFY THAT THE INFORMATION CONTAINED IN THIS RENTAL APPLICATION FORM IS TRUE AND CORRECT. I HEREBY AUTHORIZE MOPPER PROPERTY MANAGEMENT TO THOROUGHLY INVESTIGATE MY REFERENCES AND CREDIT HISTORY, VERIFY CURRENT EMPLOYMENT, AS WELL AS CONDUCTING A CRIMINAL BACKGROUND CHECK.

Applicant Name _____

Applicant Signature _____

Co-Applicant / Co-Signer Name _____

Co-Applicant / Co-Signer Signature _____

Witness Name _____

Witness Signature _____

Date _____